069.0	0002	0001.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	674,700 /	674,700
					USE VALUE:	674,700 /	674,700
					ASSESSED:	674,700 /	674,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		FAIRVIEW AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BHATTACHARYA RANJAN & DIPA
Owner 2:	TRS/ BHATTACHARYA FAMILY
Owner 3:	REVOCABLE TRUST
Street 1:	1 FAIRVIEW AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	BHATTACHARYA RANJAN -
Owner 2:	BHATTACHARYA DIPA -
Street 1:	1 FAIRVIEW AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 8,460 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Wood Shingle Exterior and 1638 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8460.000	203,000		471,700	674,700
Total Card	0.194	203,000		471,700	674,700
Total Parcel	0.194	203,000		471,700	674,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 411.90 | /Parcel: 411.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 43795

GIS Ref

GIS Ref

Insp Date 12/15/08

!5897!

PREVIOUS ASSESSMENT

Parcel ID 069.0-0002-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	202,900	0	8,460.	471,700	674,600	674,600	Year End Roll	12/18/2019
2019	101	FV	182,400	0	8,460.	438,000	620,400	620,400	Year End Roll	1/3/2019
2018	101	FV	182,400	0	8,460.	438,000	620,400	620,400	Year End Roll	12/20/2017
2017	101	FV	182,400	0	8,460.	384,100	566,500	566,500	Year End Roll	1/3/2017
2016	101	FV	182,400	0	8,460.	350,400	532,800	532,800	Year End	1/4/2016
2015	101	FV	181,500	0	8,460.	309,900	491,400	491,400	Year End Roll	12/11/2014
2014	101	FV	181,500	0	8,460.	293,100	474,600	474,600	Year End Roll	12/16/2013
2013	101	FV	181,500	0	8,460.	279,000	460,500	460,500		12/13/2012

PRINT

Date	Time
12/10/20	20:43:25

LAST REV

Date	Time
04/14/20	14:33:54

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5897

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BHATTACHARYA RA	74215-183	1	3/2/2020	Convenience	1	No	No		
EDWARDS CAROL	30566-251		8/20/1999		265,000	No	No		
	20236-292		12/1/1989		181,000	No	No		Y

USER DEFINED

Prior Id # 1:	43795
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/19/2018	1906	Inter Fi	25,637	C				
5/27/2015	579	Re-Roof	9,846					
3/19/2013	391	Siding	25,100					
9/1/2011	1074	Manual	1,566					AIR SEALING & INSU

ACTIVITY INFORMATION

Date	Result	By	Name
6/4/2015	Permit Insp	PC	PHIL C
12/15/2008	Meas/Inspect	163	PATRIOT
11/1/2000	Hearing N/C	189	PATRIOT
10/6/1999	Meas/Inspect	263	PATRIOT
11/1/1981		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8460		Sq. Ft.	Site		0	70.	0.80	12									471,658						471,700	

Total AC/HA: 0.19421 | Total SF/SM: 8460 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 471,658 | Spl Credit | Total: 471,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	3 - Hardwood		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.02010000
Adj $ / SQ:	130.828
Other Features:	68000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	294224
Depreciation:	91209
Depreciated Total:	203014

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1				HB			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

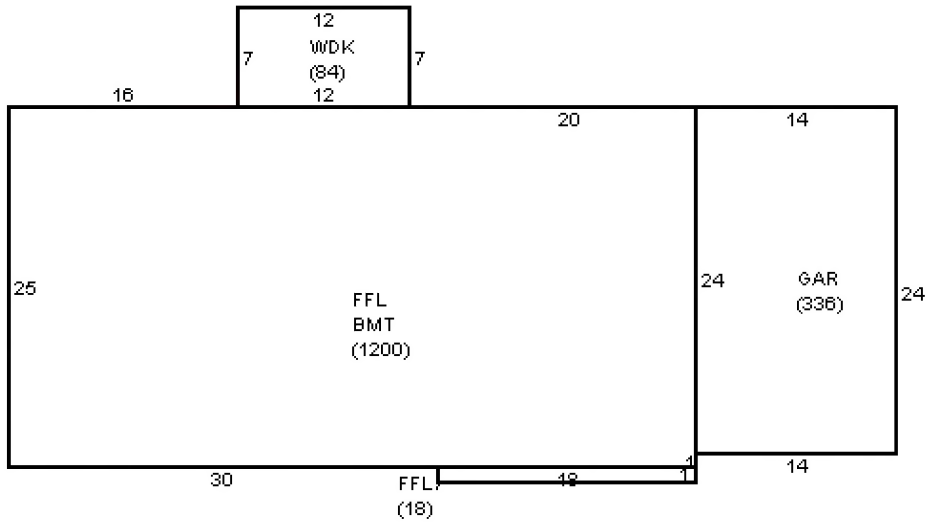
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	130.83
Special Features:	0	Val/Su Net:	71.53
Final Total:	203000	Val/Su SzAd	166.67

SKETCH



SUB AREA

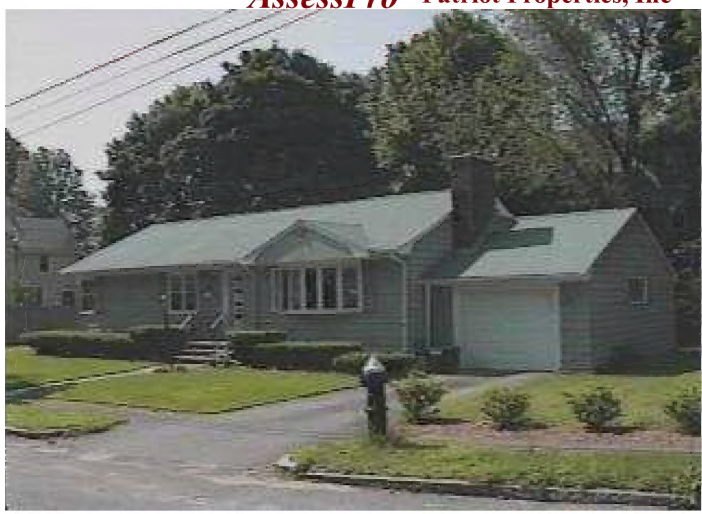
Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,218	130.830	159,348
BMT	Basement	1,200	48.180	57,813
GAR	Garage	336	22.890	7,692
WDK	Deck	84	16.320	1,371
	Net Sketched Area:	2,838	Total:	226,224
Size Ad	1218	Gross Are	2838	FinArea 1638

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	35	C	

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 069.0-0002-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	